



Entered on Docket
October 22, 2009

A handwritten signature in dark ink, appearing to read "Linda B. Riegle".

Hon. Linda B. Riegle
United States Bankruptcy Judge

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Wells Fargo Bank, N.A.
09-76069

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In Re:

Paul J. Callahan and Dianna F. Callahan

Debtor(s).

BK-S-09-24939-lbr

Date: 9/30/09
Time: 10:00am

Chapter 7

ORDER VACATING AUTOMATIC STAY

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the
2 above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to
3 Secured Creditor Wells Fargo Bank, N.A., its assignees and/or successors in interest, of the subject
4 property, generally described as 525 E Virgin Street, Bunkerville, NV 89007, and legally described as
5 follows:
6

7 LOT TWO (2) IN THAT CERTAIN PARCEL MAP IN FILE 43, PAGE 26 IN THE OFFICE
8 OF THE COUNTY RECORDER OF CLARK COUNT, NEVADA, AND RECORDED MAY
9 03, 1984 IN BOOK 1916 OF OFFICIAL RECORDS, AS DOCUMENT NO. 1875642.
10 TOGETHER WITH THAT PORTION VACATED BY THAT CERTAIN ORDER OF
11 VACATION RECORDED JUNE 01, 1990 IN BOOK 900601 AS DOCUMENT NO. 00211, IN
12 THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

13 IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall
14 give Debtors at least five business days' notice of the time, place and date of sale.

15 DATED this _____ day of _____ 2009

16 Submitted by:

17 **WILDE & ASSOCIATES**

18 By _____

19 **GREGORY L. WILDE, ESQ.**

20 Attorney for Secured Creditor
21 208 South Jones Boulevard
22 Las Vegas, Nevada 89107

23 _____
24 Rodney K. Okano
25 2400 So. Cimarron Rd.
26 Ste. 130
Las Vegas, NV 89117
Attorney for Debtor(s)

David A. Rosenberg
5030 Paradise Road #215
Las Vegas, NV 89119
Chapter 7 Trustee

1 ALTERNATIVE METHOD RE: LOCAL RULE 9021:

2 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

3 ☐ The court waived the requirements of LR 9021.

4 ☒ No parties appeared or filed written objections, and there is no trustee appointed in the case.

5 ☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any
6 unrepresented parties who appeared at the hearing, and any trustee appointed in this case,
and each has approved or disapproved the order, or failed to respond, as indicated below
(list each party and whether the party has approved, disapproved, or failed to respond to the
document):

7 (List Parties)

8 Debtor's counsel:

9 ☐ approved the form of this order ☐ disapproved the form of this order

10 ☐ waived the right to review the order and/or ☒ failed to respond to the document

11 ☐ appeared at the hearing, waived the right to review the order

12 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

13 Trustee:

14 ☐ approved the form of this order ☐ disapproved the form of this order

15 ☐ waived the right to review the order and/or ☒ failed to respond to the document

16 Other Party: _____

17 ☐ approved the form of this order ☐ disapproved the form of this order

18 ☐ waived the right to review the order and/or ☐ failed to respond to the document

19 Breach Order:

20 ☐ This is an Order Vacating the Stay after the Failure to cure a Declaration of Breach. Copies of
21 this proposed order were transmitted to Debtor's counsel and appointed trustee to which
22 they have not replied

23 Submitted by:

24 /s/ Gregory L. Wilde, Esq.

25 Gregory L. Wilde, Esq.

26 Attorney for Secured Creditor